

(22) THE ECONOMY.

(a) *Goal.* Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

(b) *Policies.*

1. Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.

RESPONSE: The Babcock Ranch Community development program will include a wide mix of job-producing industries, including retail, office, resort, recreation, light industrial, and institutional uses and will, therefore, be consistent with this policy.

2. Promote entrepreneurship and small and minority-owned business startup by providing technical and information resources, facilitating capital formation, and removing regulatory restraints which are unnecessary for the protection of consumers and society.

RESPONSE: Approval of the BMXD will not affect the implementation of this requirement.

13. Promote coordination among Florida's ports to increase their utilization.

RESPONSE: Not Applicable.

(23) AGRICULTURE.

(a) *Goal.* Florida shall maintain and strive to expand its food, agriculture, ornamental horticulture, aquaculture, forestry, and related industries in order to be a healthy and competitive force in the national and international marketplace.

(b) *Policies.*

1. Ensure that goals and policies contained in state and regional plans are not interpreted to permanently restrict the conversion of agricultural lands to other uses.

RESPONSE: Approval of the BMXD will not affect the implementation of this requirement.

(24) TOURISM.

(a) *Goal.* Florida will attract at least 55 million tourists annually by 1995 and shall support efforts by all areas of the state wishing to develop or expand tourist-related economies.

(b) *Policies.*

1. Promote statewide tourism and support promotional efforts in those parts of the state that desire to attract visitors.

RESPONSE: The Babcock Ranch Community development program includes resort and leisure uses and activities and will, therefore, be consistent with this policy.

2. Acquire and manage public lands to offer visitors and residents increased outdoor experiences.

RESPONSE: Approval of the BMXD will not affect the implementation of this requirement.

(25) EMPLOYMENT.

(a) *Goal.* Florida shall promote economic opportunities for its unemployed and economically disadvantaged residents.

(b) *Policies.*

1. Achieve by 1995 a 70-percent job placement rate for state training program graduates and a 50-percent reduction in the gap between the unemployment rate for disadvantaged groups and the average state unemployment rate.

RESPONSE: Approval of the BMXD will not affect the implementation of this requirement.

4. Encourage economic development in economically distressed areas.

RESPONSE: Not Applicable.

5. Ensure that the transportation system provides maximum access to jobs and markets.

RESPONSE: Approval of the BMXD will not affect the implementation of this requirement.

See Traffic Circulation Analysis, Volume II, Section 4.

6. Promote interagency coordination and cooperation to maximize the impact of employment and training services on target groups.

RESPONSE: Approval of the BMXD will not affect the implementation of this requirement.

(26) PLAN IMPLEMENTATION.

- (a) *Goal.* Systematic planning capabilities shall be integrated into all levels of government in Florida with particular emphasis on improving intergovernmental coordination and maximizing citizen involvement.

- (b) *Policies.*

RESPONSE: Approval of the BMXD will not affect the implementation of this requirement.

END OF DISCUSSION

Volume II of II

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SECTION 12

Survey

CPA 2006-00008

RECEIVED

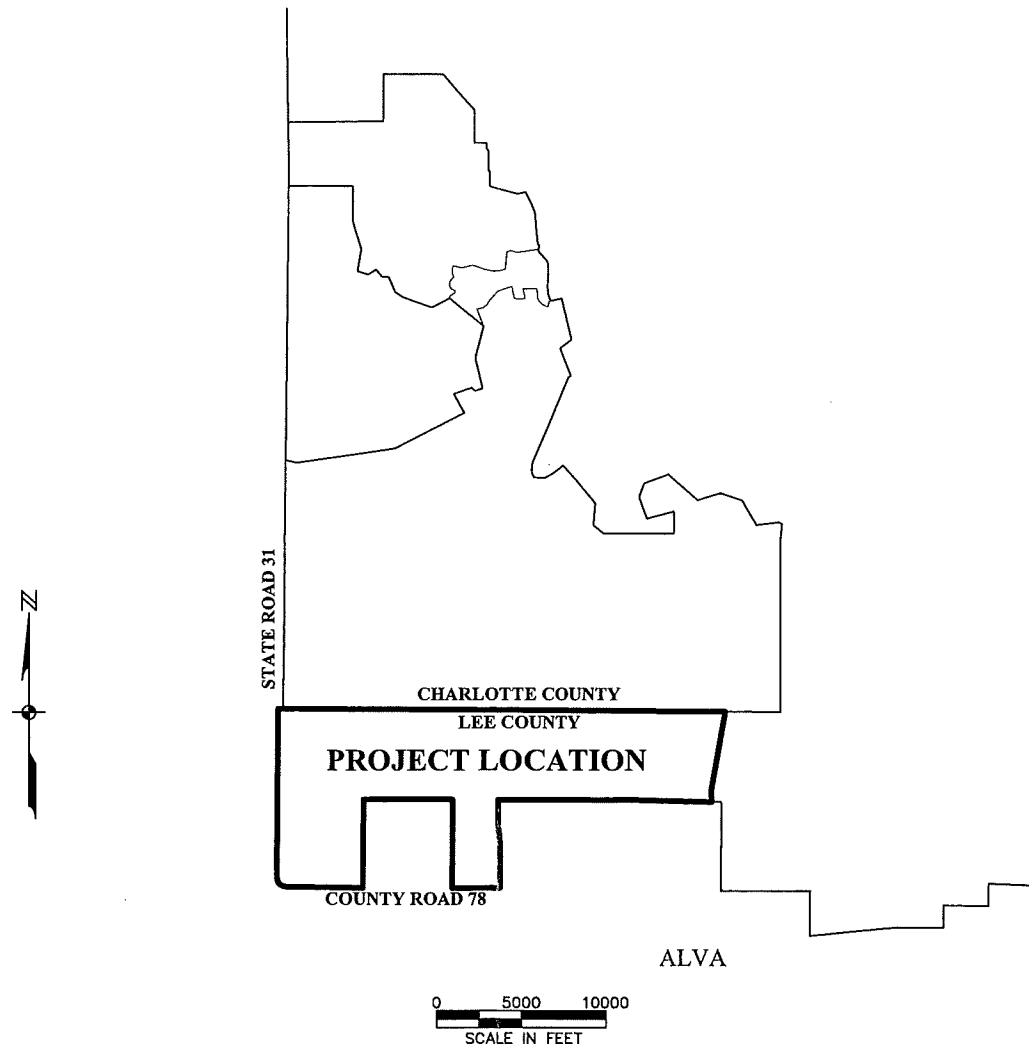
AUG 29 2006

COMMUNITY DEVELOPMENT

BOUNDARY SURVEY
FOR
BABCOCK MIXED-USE DISTRICT
SECTIONS 1-7 & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER, NOTES, & DESCRIPTION
2	BOUNDARY SURVEY
3	BOUNDARY SURVEY



DESCRIPTION:

LEE COUNTY PARCEL:
A parcel of land lying within Sections 1 through 7 and Section 9, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:
Commence at the Southwest corner of Section 31, Township 42 South, Range 26 East and run S89°41'45"E, along the South line of said Section 31, a distance of 50.00 feet to a point on the East right-of-way line of State Road No. 31, said point also being the Point of Beginning of the parcel of land herein described; Thence continue S89°41'45"E a distance of 5189.75 feet to the Northeast corner of Section 6, Township 43 South, Range 26 East; Thence S89°41'45"E a distance of 5308.08 feet to the Northeast corner of Section 5, Township 43 South, Range 26 East; Thence S89°37'16"E a distance of 5289.11 feet to the Northeast corner of Section 4, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5284.60 feet to the Northeast corner of Section 3, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5284.60 feet to the Northeast corner of Section 2, Township 43 South, Range 26 East; Thence S89°35'44"E, along the North line of Section 1, Township 43 South, Range 26 East, a distance of 155.76 feet; Thence S00°58'52"W a distance of 4867.95 feet; Thence S04°10'14"W a distance of 283.52 feet; Thence S03°53'19"E a distance of 515.32 feet to a point on the South line of Section 2, Township 43 South, Range 26 East (said point being 558.41 feet West of the Southeast corner of said Section 2); Thence N88°38'22"W a distance of 2084.07 feet to the South one-quarter corner of said Section 2; Thence N88°38'42"W a distance of 2842.06 feet to the Southwest corner of said Section 2; Thence N89°51'45"W a distance of 5300.09 feet to the Southwest corner of Section 3, Township 43 South, Range 26 East; Thence N89°51'54"W a distance of 2850.09 feet to the South one-quarter corner of Section 4, Township 43 South, Range 26 East; Thence S00°23'25"W a distance of 1330.85 feet to the Southwest corner of the North one-half of the Northeast one-quarter of Section 9, Township 43 South, Range 26 East; Thence S08°02'41"E a distance of 1338.36 feet to a point on the North line of the Southeast one-quarter of said Section 9 (said point being 150.00 feet East of the Northwest corner of the Southeast one-quarter of said Section 9); Thence S00°22'53"W, parallel with and 150.00 feet East of the West line of the Southeast one-quarter of said Section 9, a distance of 2811.56 feet to a point on the North right-of-way line of County Road No. 78; Thence along said right-of-way line the following courses and distances, N89°54'54"W a distance of 150.25 feet and N89°54'44"W a distance of 2848.95 feet to a point on the West line of said Section 9; Thence N00°22'31"E a distance of 2812.02 feet to the West one-quarter corner of said Section 9; Thence N00°21'56"E a distance of 2853.13 feet to the Southwest corner of Section 5, Township 43 South, Range 26 East; Thence N89°52'00"W a distance of 2865.70 feet to the South one-quarter corner of said Section 5; Thence N89°50'47"W a distance of 2867.42 feet to the Southwest corner of said Section 5; Thence S00°23'16"W, along the East line of Section 7, Township 43 South, Range 26 East, a distance of 5284.00 feet to a point on the North right-of-way line of County Road No. 78; Thence Westerly along the curved right-of-way line, (said curve being curved concave to the North, having a delta angle of 00°53'52" and a radius of 11339.17 feet, with a chord bearing of N89°19'12"W and a chord length of 177.89 feet) a distance of 177.89 feet to the end of the curve; Thence N88°52'16"W, along said North right-of-way line, a distance of 4405.31 feet to the beginning of a curve to the right; Thence along the arc of the curved right-of-way line, (said curve being curved concave to the Northeast, having a delta angle of 89°12'05" and a radius of 522.94 feet, with a chord bearing of N44°18'14"W and a chord length of 734.37 feet) a distance of 814.14 feet to a point on the East right-of-way line of State Road No. 31; Thence along the East right-of-way line for State Road No. 31, the following courses and distances, N00°19'49"E a distance of 4778.07 feet, N00°18'54"E a distance of 5313.41 feet and N00°35'46"E a distance of 0.14 feet to the Point of Beginning. Containing 4,157.2 acres, more or less.
Bearings hereinabove mentioned are based on the North line of Section 5, Township 43 South, Range 26 East to bear S89°41'45"E.

NOTES:

1. Date of last field work: July 2008.
2. Survey for boundary and description.
3. Survey performed as requested by Kiteon & Partners.
4. Improvements and utilities (above ground or underground) are not located or shown on this survey.
5. Fences are located at boundary corners only, unless otherwise shown.
6. Only overhead electric lines that cross the boundary line are shown on this survey, unless otherwise noted.
7. Access locations located during field survey, along the boundary, are shown.
8. Interior section corners and quarter section corners where not searched for, located, or set, unless necessary to establish boundary corners.
9. Bearing Reference: State Plane Coordinate, Florida West Zone, NAD 83(99). Bearing of S89°41'45"E on the South line of Section 31, Township 42 South, Range 26 East.
10. Survey control based on the following National Geodetic Survey control monuments: PID A06708, PID A06684, PID A06581, PID A06583 and PID A06591.
11. Dimensions and acreage shown on survey map are grid values.
12. A scale factor of 0.99995506 as shown on PID A06708, was used for this survey.
13. To convert Grid acreage to Ground acreage, multiply by 1.00004494.
14. To convert Grid dimensions to Ground dimensions, divide by 0.99995506.

This survey is only for the benefit of:

Babcock Mixed-Use District

I hereby certify that this survey was prepared under my direction and is correct to the best of my knowledge and belief and meets the minimum technical standards for surveys as required by law, Florida Statutes, Chapter 472, Chapter 61617 F.S.C.

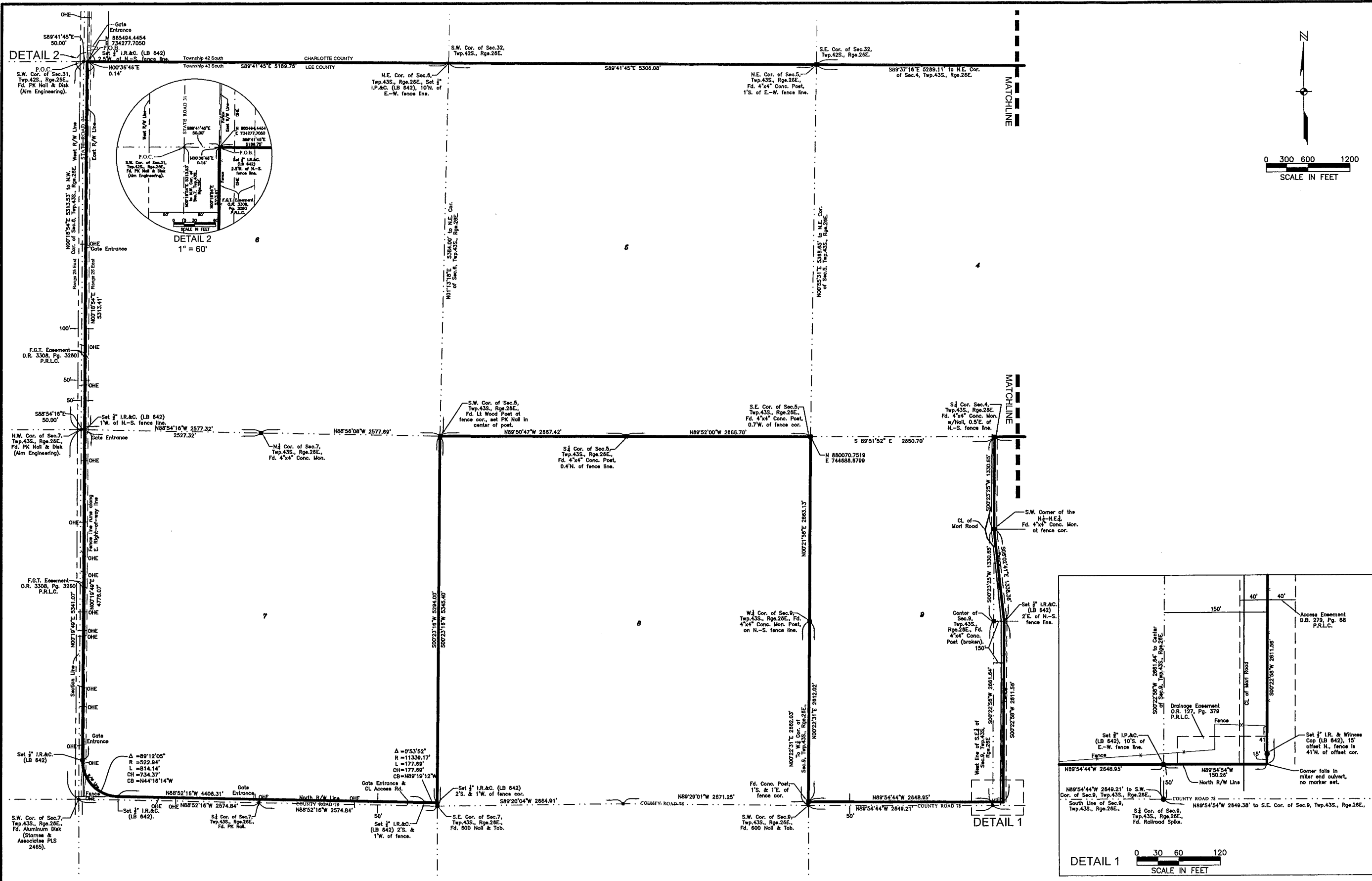
Matthew A. Howard (For The Firm - LB 642)
Professional Surveyor and Mapper
Florida Certificate No. 4012

Date signed: 8/24/06

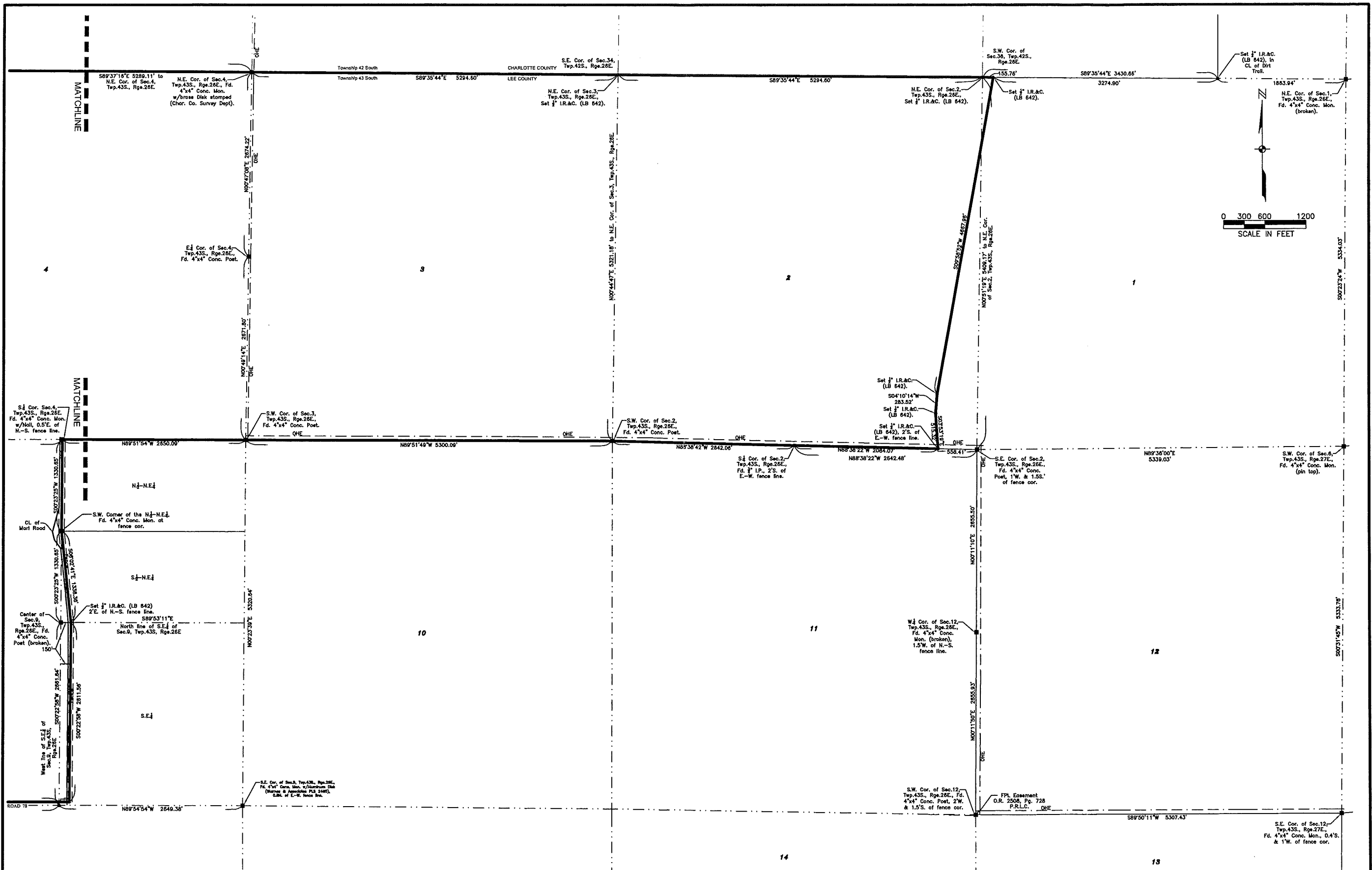
This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

JOHNSON
ENGINEERING

251 WEST HICKPOCHEE AVENUE
LABELLE, FLORIDA 33935
PHONE (863) 612-0594
FAX (863) 612-0341
E.B. #642 & L.B. #642



LEGEND: POC = POINT OF COMMENCEMENT POB = POINT OF BEGINNING OR = OFFICIAL RECORD BOOK PB = PLAT BOOK PG = PAGE R/W = RIGHT-OF-WAY C/L = CENTER LINE BOC = BACK OF CURB EOP = EDGE OF PAVEMENT CONC = CONCRETE MON = MONUMENT PRM = PERMANENT REFERENCE MONUMENT PCP = PERMANENT CONTROL POINT CBS = CONCRETE BLOCK & STUCCO FD = FOUND /W = WITH A/C = AIR CONDITIONING COR = CORNER S.R. = STATE ROAD C.R. = COUNTY ROAD		BABCOCK MIXED-USE DISTRICT Sections 1-7 & 9, Township 42 South, Range 26 East Lee County, Florida		 251 WEST HICKPOCCHIE AVENUE LA BELLE, FLORIDA 33935 PHONE (863) 612-0594 FAX (863) 612-0341 E.B. #642 & L.B. #642		Boundary Survey Lee County Portion-Area 6 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DATE</th> <th>PROJECT NO.</th> <th>FILE NO.</th> <th>SCALE</th> <th>SHEET</th> </tr> <tr> <td>June, 2006</td> <td>20066201</td> <td>31-42-26</td> <td>AS SHOWN</td> <td>2 OF 3</td> </tr> </table>		DATE	PROJECT NO.	FILE NO.	SCALE	SHEET	June, 2006	20066201	31-42-26	AS SHOWN	2 OF 3
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June, 2006	20066201	31-42-26	AS SHOWN	2 OF 3													



LEGEND:

POB = POINT OF BEGINNING	MON = MONUMENT
DR = DEED RECORD BOOK	PRM = PERMANENT REFERENCE MONUMENT
PB = PLAT BOOK	PCP = PERMANENT CONTROL POINT
PD = PAGE	CBS = CONCRETE BLOCK & STUCCO
R/W = RIGHT-OF-WAY	FD = FOUND
C/L = CENTER LINE	/W = WITH
B/C = BACK OF CURB	A/C = AIR CONDITIONING
EOP = EDGE OF PAVEMENT	COR = CORNER
CONC = CONCRETE	S.R. = STATE ROAD
	C.R. = COUNTY ROAD

BABCOCK MIXED-USE DISTRICT

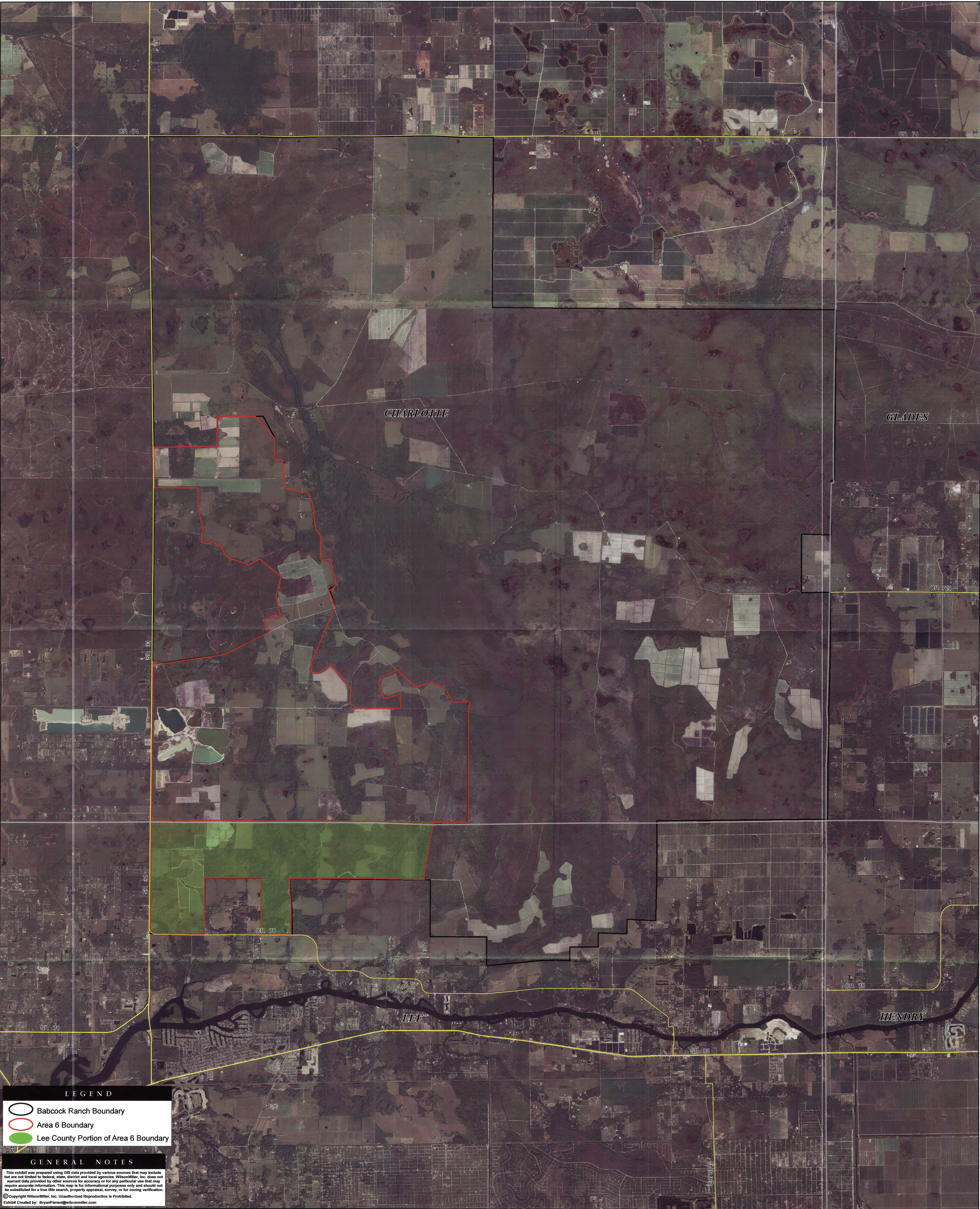
Sections 1-7 & 9, Township 42 South, Range 26 East
Lee County, Florida



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Boundary Survey Lee County Portion-Area 6

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
June, 2006	20066201	31-42-26	1" = 600'	3 OF 3



LEGEND

- Babcock Ranch Boundary
- Area 6 Boundary
- Lee County Portion of Area 6 Boundary

GENERAL NOTES

This exhibit was prepared using GIS data provided by various sources that may include but are not limited to federal, state, district and local agencies. WilsonMiller, Inc. does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification. © Copyright WilsonMiller, Inc. Unauthorized Reproduction is Prohibited. Exhibit Created by: BryanPierse@wilsonmiller.com